

11/01/22 PC AGENDA SHEET

PATENT EASEMENTS
(TITLE 30)

SANTA MARGARITA ST/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0497-ALL AMERICAN CAPITAL CORPORATION:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-301-026

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon government patent easements within a 2.5 acre project site. The plans depict the vacation of 33 foot wide patent easements located along the north and east boundaries of the project site. The plans also depict the vacation and abandonment of 8 foot wide patent easements located along the west and south sides of the project site, adjacent to Santa Margarita Street and Post Road, respectively. The patent easements are no longer needed for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Open Lands	R-E	Undeveloped
South	Corridor Mixed-Use	M-D	Warehouse
West	Neighborhood Commercial	C-P	Office complex

Related Applications

Application Number	Request
NZC-22-0496	A nonconforming zone change to reclassify 2.5 acres from an R-E to an M-D zone for an office/warehouse building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 16, 2022 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Santa Margarita Street, 25 feet to the back of curb for Post Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: October 18, 2022 – HELD – 11/01/22 – per the applicant.

APPLICANT: ALL AMERICAN CAPITAL CORPORATION

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